117.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	610,200 / 610,200
					USE VALUE:	610,200 / 610,200
					ASSESSED:	610,200 / 610,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKEOWN ROBERT K & JOANNE
Owner 2:	
Owner 3:	
Street 1:	82 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCKEOWN ROBERT K -
Owner 2:	-
Street 1:	82 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Aluminum Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	211,200		399,000	610,200
Total Card	0.115	211,200		399,000	610,200
Total Parcel	0.115	211,200		399,000	610,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.20 /Parcel: 510.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75402
GIS Ref
GIS Ref
Insp Date 09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,200	0	5,000.	399,000	610,200		Year end	12/23/2021
2021	101	FV	204,900	0	5,000.	399,000	603,900		Year End Roll	12/10/2020
2020	101	FV	205,000	0	5,000.	399,000	604,000	604,000	Year End Roll	12/18/2019
2019	101	FV	181,800	0	5,000.	393,300	575,100	575,100	Year End Roll	1/3/2019
2018	101	FV	181,800	0	5,000.	302,100	483,900	483,900	Year End Roll	12/20/2017
2017	101	FV	181,800	0	5,000.	285,000	466,800	466,800	Year End Roll	1/3/2017
2016	101	FV	181,800	0	5,000.	262,200	444,000	444,000	Year End	1/4/2016
2015	101	FV	171,400	0	5,000.	245,100	416,500	416,500	Year End Roll	12/11/2014

!9098!

PRINT

Date	Time
12/30/21	08:28:13

LAST REV

Date	Time
09/13/21	15:16:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9098

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKEOWN ROBERT	78497-402	1	8/18/2021	Convenience	99	No	No		
MCKEOWN ROBERT	77500-86	1	4/13/2021	Convenience	99	No	No		
MCKEOWN ELEANOR	26922-491		12/20/1996		10	No	No		Eleanor G McKeown dod 3/11/2016

USER DEFINED

Prior Id # 1:	75402
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Measured	372	PATRIOT
11/6/2000	Hearing N/C		
3/25/2000	Inspected	201	PATRIOT
2/10/2000	Measured	264	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	176.837
Other Features:	55421
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306098
Depreciation:	94890
Depreciated Total:	211208

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

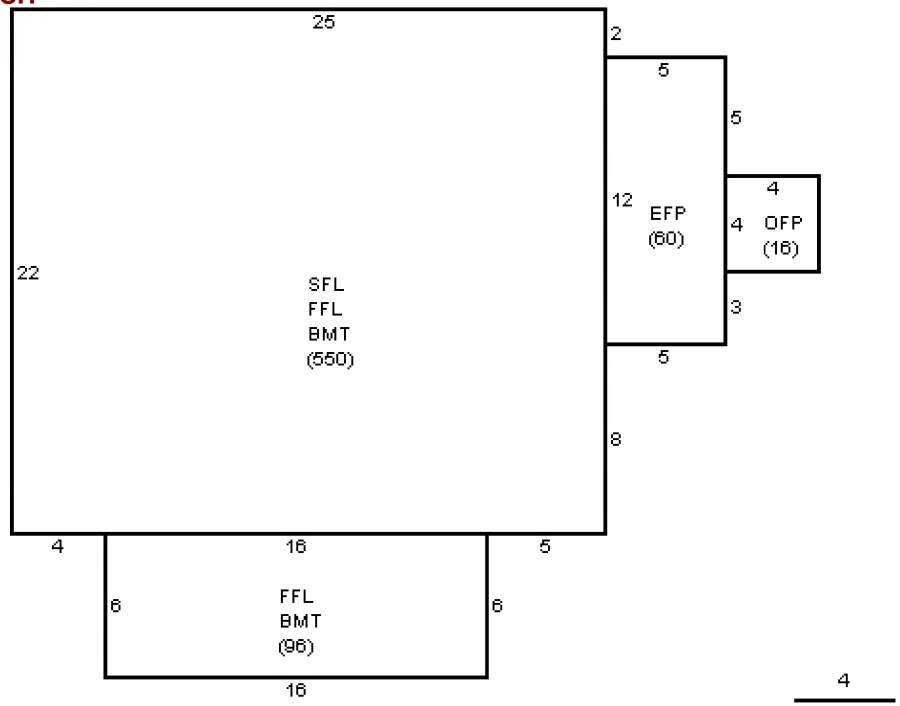
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.84
Special Features:	0	Val/Su Net:	110.11
Final Total:	211200	Val/Su SzAd	176.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	646	53.050	34,271
FFL	First Floor	646	176.840	114,237
SFL	Second Floor	550	176.840	97,260
EFP	Enclos Porch	60	70.440	4,227
OFP	Open Porch	16	42.690	683

Net Sketched Area:	1,918	Total:	250,678
Size Ad	1196	Gross Area	1918	FinArea	1196
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	PR	1960	0.00	T	64	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc